# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

14 PAISLEY DRIVE FRANKSTON VIC 3199

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or range between	\$530,000	&	\$580,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$740,000	Prop	erty type		House	Suburb	Frankston
Period-from	01 Jun 2023	to	31 May 2	2024	Source		Corelogic

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

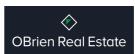
Address of comparable property	Price	Date of sale
2 BENANEE DRIVE FRANKSTON VIC 3199	\$610,000	28-May-24
3 FLYNN COURT FRANKSTON VIC 3199	\$595,000	12-Mar-24

#### OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 27 June 2024





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2 BENANEE DRIVE FRANKSTON VIC 3199

□ 1

Sold Price

<sup>RS</sup>\$610,000 <sup>UN</sup>

Sold Date 28-May-24

Distance

0.57km



3 FLYNN COURT FRANKSTON VIC Sold Price 3199

\$595,000 Sold Date 12-Mar-24

Distance

1.59km

**4** 

■ 3 ₽ 1

**RS** = Recent sale

UN = Undisclosed Sale

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